

Planning Officer's Report – LDCA APRIL 2025

APPLICATION	2025/09 – Proposed Construction of a 3 Metre High Gabion Wall
PERMISSION SOUGHT	Permission in Full
REGISTERED	18 th February 2025
APPLICANT	Delray McDaniel
PARCEL	SCOT0444
SIZE	0.08 acres (341m ²)
LOCALITY	Nr Young's Valley, St Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Driveway
PUBLICITY	The application was advertised, in accordance with Regulations, as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 21st February 2025▪ A site notice displayed
EXPIRY	7 th March 2025
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Response

11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection
15. Maritime Authority	Not applicable

B. PLANNING OFFICER'S APPRAISAL

The site for this proposal is situated near Young's Valley, St Pauls and is within the Intermediate Zone with no conservation area restrictions.

Diagram 1: Location Plan

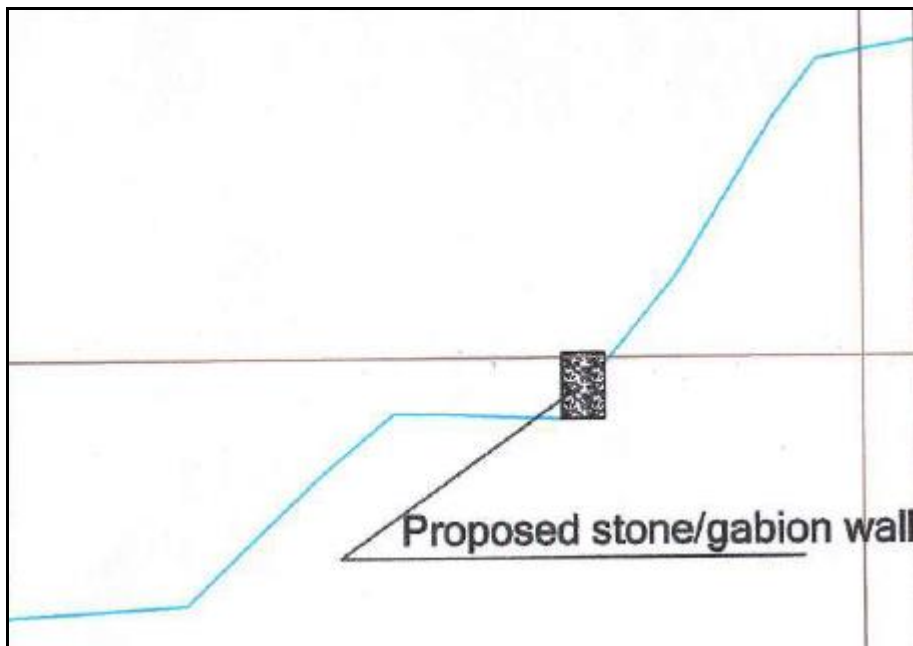


PLANNING HISTORY

Development permission was granted in May 2024 (ref 2023/54) for the construction of a two bedroom dwelling on land that had been excavated as part of a previous approval. As a consequence of the excavation carried out, retainment measures were proposed as part of application 2023/54 for the construction of gabions along the access road. Although required as part of condition which read 'within 3 months of the date of the decision notice, the gabion wall shall be constructed at a height of no less than 2.0 m and appropriately backfilled to ensure the embankment/fill material is adequately supported. In the event, stabilisation of the embankment is still compromised and fill above is unsupported, the developer shall increase the height of the wall with the approval of the Chief Planning Officer in consultation with the Civil Engineer.

The applicant believed this would not be an effective form of retainment from the access road below, and has decided to pursue an alternative design. As this alternative design is now outside of the approved development site boundary for application referenced 2023/54, a new application is required to consider the proposed works.

Diagram 2: Approved Gabion Wall – Application 2023/54



THE PROPOSAL

The request is to now remove a section of fill material above the existing access road, and construct a gabion wall that span a maximum of 10 metres in length and height of 3m. This will ensure the worse of the loose material at risk of falling will be removed and retained, providing a more effective solution than what was previously approved with gabions being constructed from the access road below, as shown in diagram 2 above.

Diagram 3: Proposed Site Layout

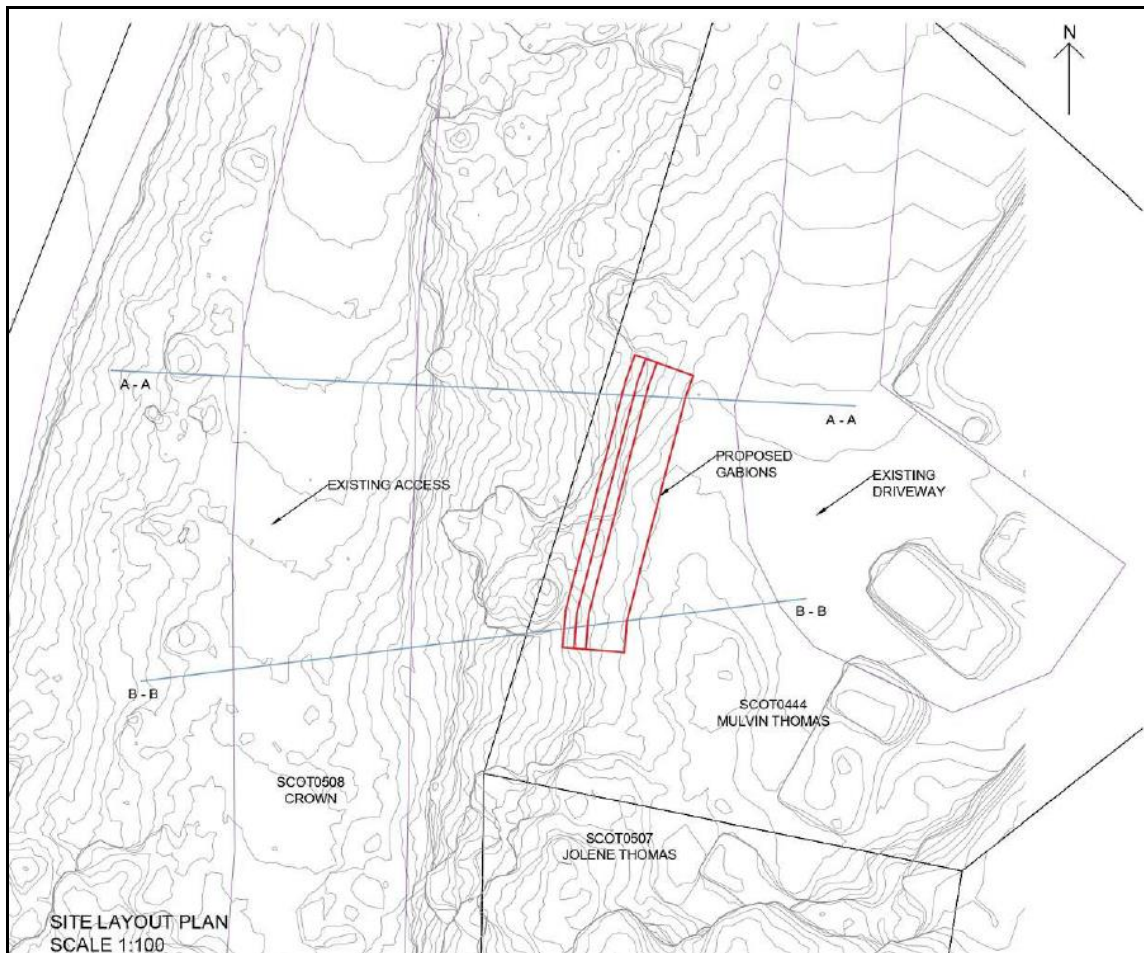


Diagram 4: Proposed Site Sections

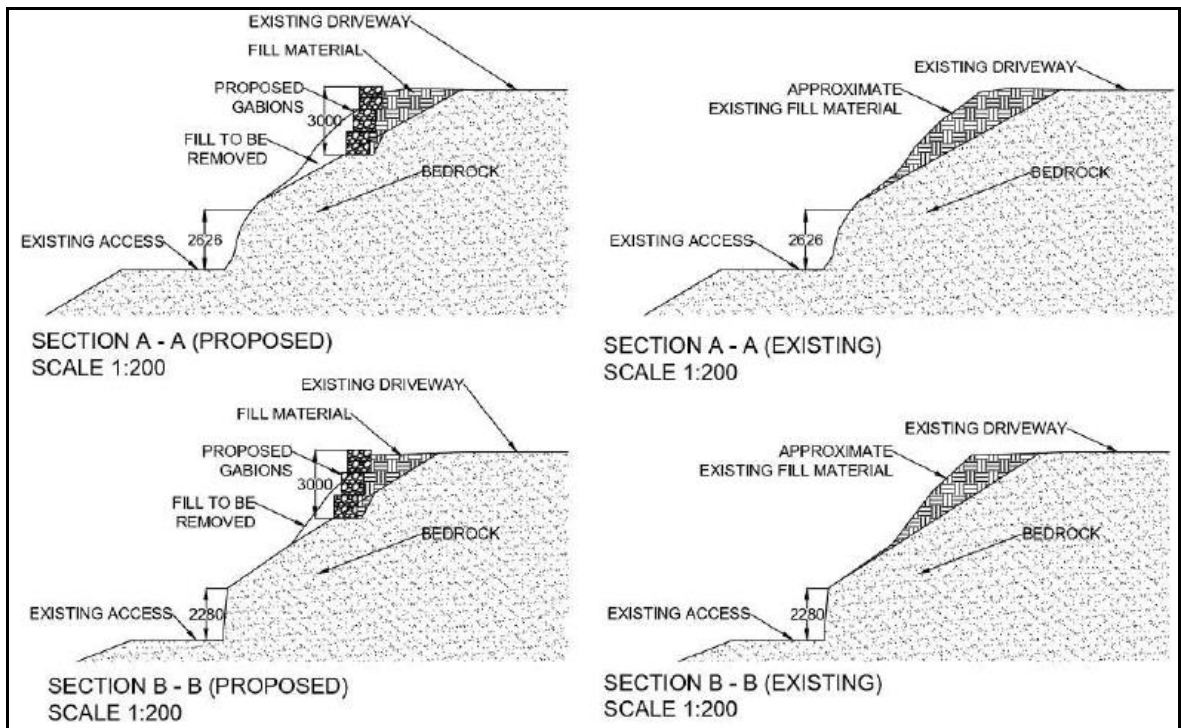


Diagram 5: 3D Model of Site in Situ

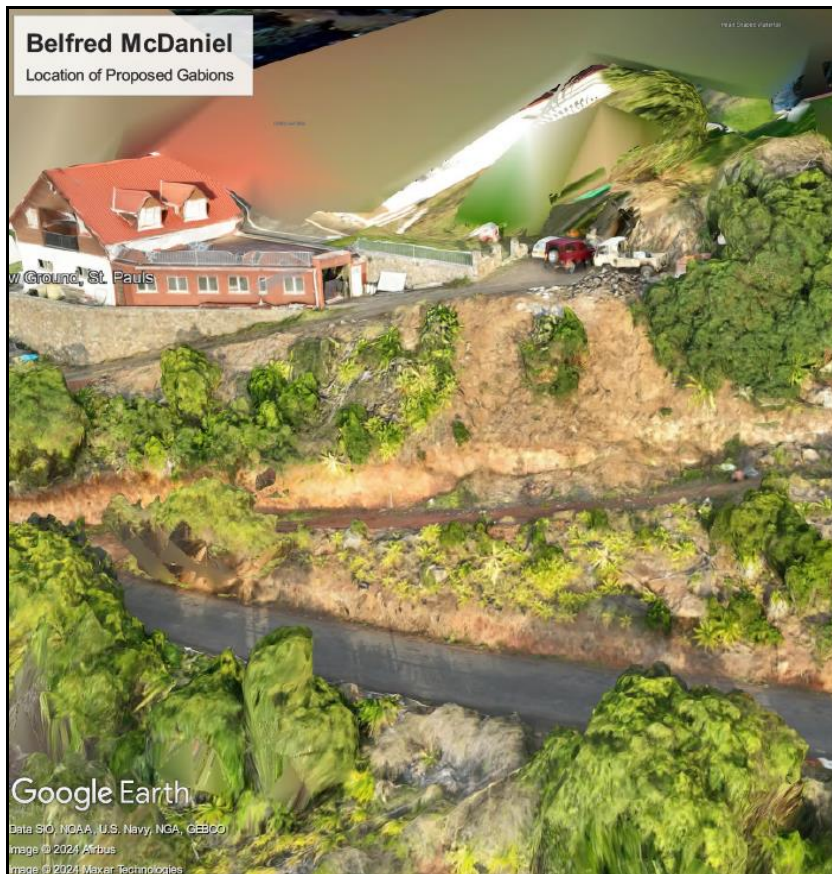
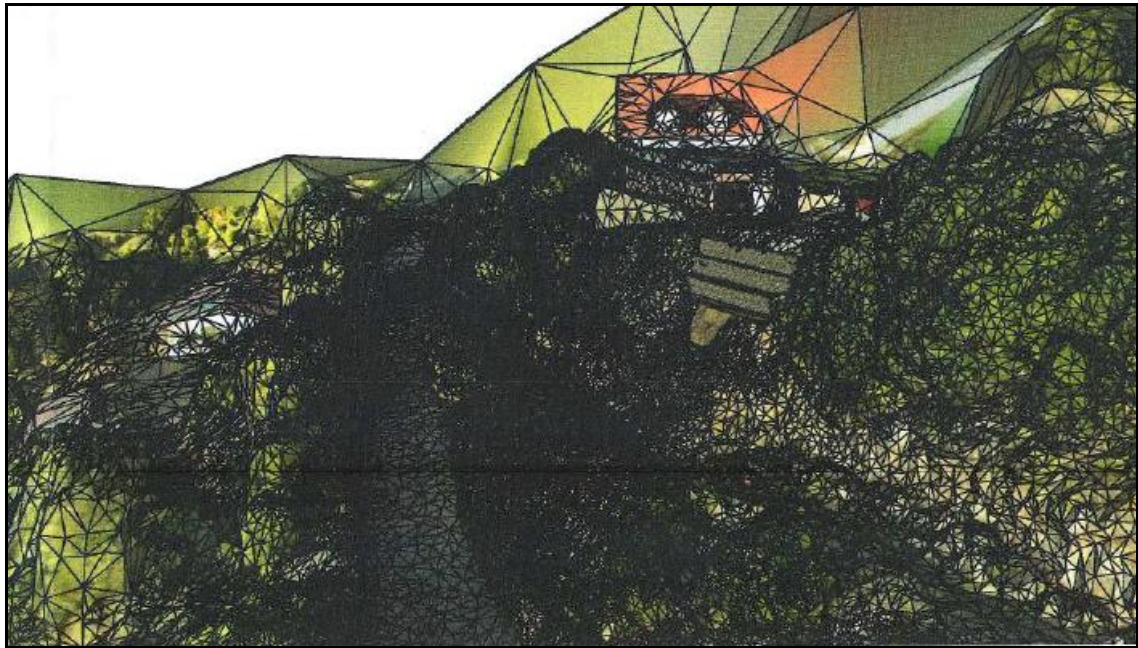


Diagram 6: Proposed 3D Render (West Elevation)



Diagram 7: Proposed 3D Render (South West Elevation)



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations or objections were received from members of the public or stakeholders.

The proposed development is assessed against the policies and guidance as set out below:

- Intermediate Zone: Policies IZ1 a, b, f, g)

OFFICER ASSESSMENT

This proposal has come about following a discussion with the applicant on condition 3 within the decision notice of application 2023/54 which required a gabion wall to be constructed. Following discussions, the developer proposed an alternative design however as this was outside of the approved development site, this could not be considered a minor variation and a new application was therefore requested.

Part of the site platform of the neighbour's driveway comprises fill material, and as a consequence of excavating the access road below has resulted in some erosion of the fill/embankment. This proposal looks to address this directly by removing the section of fill material and constructing a gabion wall that will provide a more efficient form of retainment that not only benefits the neighbouring property, but also the developers access road below.

Overall, the development will address the risk of undermining and the appearance of the gabion wall will not intrusive on the landscape, and will be conducive to existing features on the site being stone walls. If the Authority is minded to approve this development application, condition 1 has been added to ensure the development is carried out within a reasonable time period.